

CAE HOUSE 9 COLONIAL WAY WATFORD

WD24 4PT

bf.

brasierfreeth.com

Hi-Tech Business Unit - To Let - Potentially Suitable for Leisure Uses

CAE HOUSE WATFORD

WD24 4PT

Hi-Tech Business Unit

TO LET

KEY DETAILS

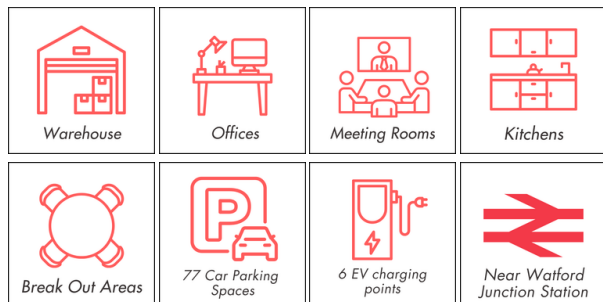
- Comfort cooling to office areas
- Parking for up to 77 cars
- Fully fitted and cabled
- 6 EV charging points
- Loading door
- Close proximity to major transport links

DESCRIPTION

The property comprises a high-tech style, two-storey, detached unit offering a mix of office and storage/industrial space on the ground floor and office space on the first, with a number of meeting rooms, kitchens and break out areas throughout.

The property has a strong parking provision with space for up to 77 cars, as well as providing 6 EV charging points.

AMENITIES



CAE HOUSE WATFORD

WD24 4PT

Hi-Tech Business Unit

TO LET

ACCOMMODATION




Floor	Size Sq.m	Size Sq.ft
Ground floor	858.61	9,242
First floor	853.59	9,188
TOTAL	1,712.20	18,430

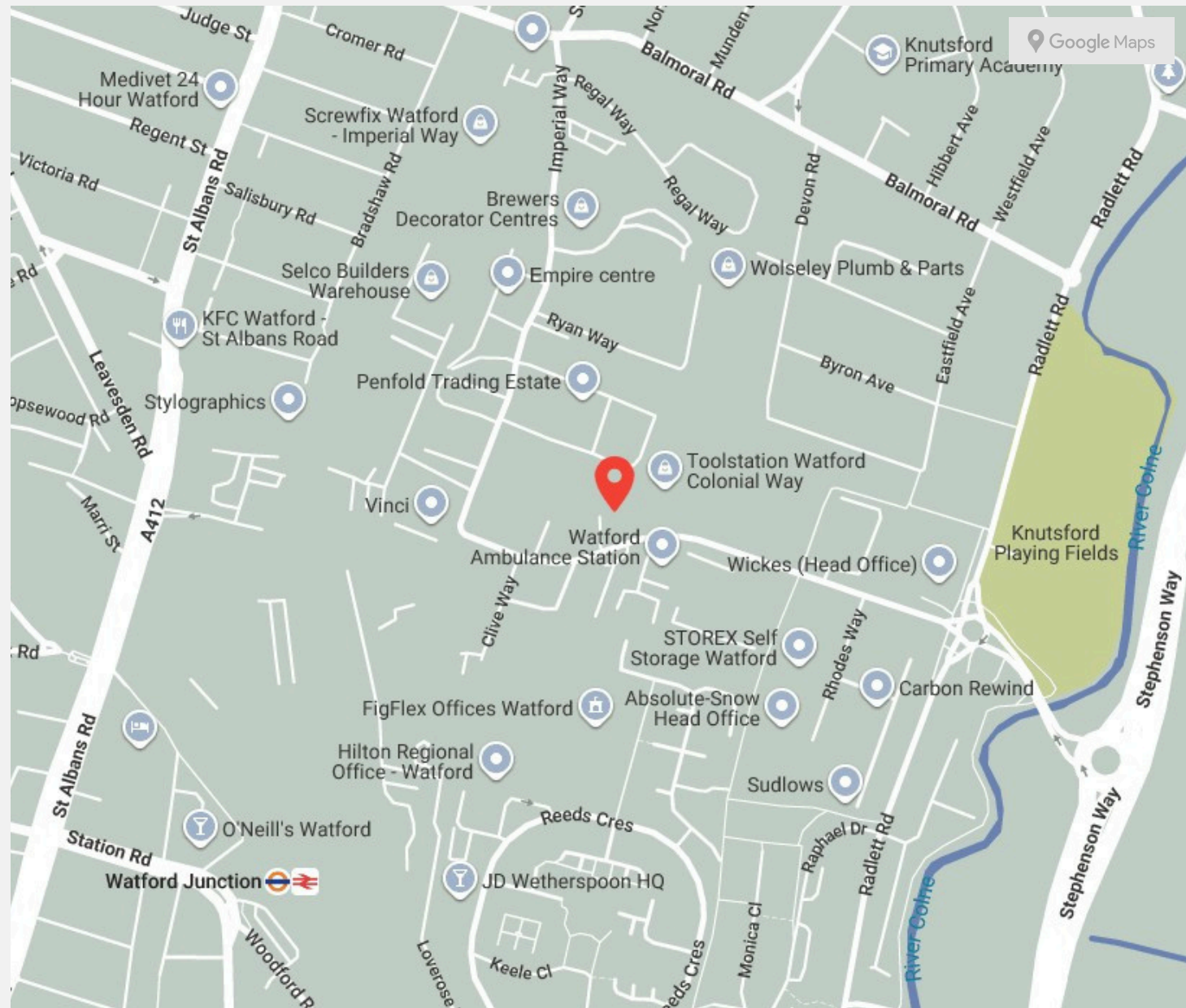
These floor areas are approximate and have been calculated on a gross internal basis.

LOCATION

The property is located on Colonial Way. The location offers strong access to major transport links, with being to the M1 (J5 - 1.2 miles) and M25 (J19 - 3.2 miles, 21A - 4.8 miles). The property is also within walking distance from Watford Junction Station (16 minute walk).

TRANSPORT

-  M1 (Junction 5) - 1.2 miles
-  M25 (Junction 19) - 3.2 miles
-  Watford Junction Station - 1.1 miles



TERMS

The property is available to let on a new lease for a term to be agreed.

RENT

£300,000 per annum exclusive plus VAT.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £282,500. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of C 63. Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

Elliot Fletcher

07523 801153

elliott.fletcher@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

brasierfreeth.com 